

COMMERCIAL

INDUSTRIAL

MIXED-USE

OFFICE

RESIDENTIAL

EXECUTIVE SUMMARY

Intergovernmental Review

Year 2002
Activity Report

MAY 2003

IMPERIAL COUNTY

LOS ANGELES COUNTY

ORANGE COUNTY

RIVERSIDE COUNTY

SAN BERNARDINO CO.

VENTURA COUNTY

SOUTHERN CALIFORNIA



ASSOCIATION of
GOVERNMENTS



INTERGOVERNMENTAL REVIEW YEAR 2002 ACTIVITY REPORT EXECUTIVE SUMMARY

**Projects Reviewed and Assessed by SCAG's
Intergovernmental Review Section for Consistency with the
Policies of the
Regional Comprehensive Plan and Guide
and the
Regional Transportation Plan**

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INTRODUCTION

The Intergovernmental Review Activity Report 2002 is a report on project activity and development potential in the region based on documentation received by the Southern California Association of Governments (SCAG) from state, local and non-profit agencies. SCAG is the designated Metropolitan Planning Organization for Southern California, responsible for addressing and resolving regional issues and planning for six counties, 187 cities and 14 subregions. The SCAG Region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties.

The physical growth of Southern California is a result of development activity. This includes local plans, programs and projects that recognize land use development, transportation, public services and utilities, and other related projects within the SCAG region. Documentation for projects, local plans and programs, including projects of regional significance are received by SCAG's Intergovernmental Review Section for review and comment.

Role of Intergovernmental Review

SCAG's Intergovernmental Review (IGR) Section is responsible for performing a consistency review of local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documentation is reviewed and an assessment is made on whether the project is consistent with or supportive of a specific RCPG and/or RTP policy.

Regionally Significant Projects

The criteria for projects of regional significance are defined in Section 15206 of the California Environmental Quality Act (CEQA) Guidelines, and projects that directly relate to the policies and

strategies contained in the RCPG and the RTP. The minimum list of criteria for projects of regional significance is included as follows:

CEQA Requirements

- ◆ A proposed local general plan, element, or amendment thereof, for which an EIR was prepared.
- ◆ A proposed residential development of more than 500 dwelling units.
- ◆ A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.
- ◆ A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.
- ◆ A proposed hotel/motel of more than 500 rooms.
- ◆ A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.
- ◆ A project that would result in the cancellation of a Williamson Act Contract for any parcel of 100 or more acres.
- ◆ A project for which an EIR was prepared and which is located in and substantially impacting an area of critical environmental sensitivity. This includes the California Coastal Zone.
- ◆ A project that would substantially affect sensitive wildlife habitats such as riparian lands, wetlands, bays, estuaries, marshes, and habitats for rare and endangered species.
- ◆ A project that would interfere with the attainment of regional water quality standards as stated in the approved areawide wastewater management plan.
- ◆ A project that would provide housing, jobs, or occupancy for 500 or more people within 10 miles of a nuclear power plant.

- ◆ A project that has the potential for causing significant effects on the environment extending beyond the city or county in which the project would be located.

Transportation

- ◆ Construction or expansion of freeways; state highways; principle arterials; routes that provide primary access to major activity centers, such as amusement parks, regional shopping centers, military bases, airports, and ports; goods movement routes, including both truck routes and rail lines; intermodal transfer facilities, such as transit centers, rail stations, airports, and ports; and fixed transit routes, such as light and heavy rail, and commuter rail.

Public Services/Utilities

- ◆ New or expanded electrical generating facilities and transmission lines.
- ◆ Petroleum-related recovery operations, storage facilities or expansion of existing facilities and pipelines that are part of a regional or national distribution system.
- ◆ Flood control projects, dams, reservoirs or debris basins on or affecting a major body of water that has a tributary area of 20,000 acres at the county line; or facilities on a drainage course having a tributary basin of 50,000 acres and draining directly into the ocean.
- ◆ Regional water management plans.
- ◆ Sewage treatment facilities with a capacity of 750,000 gallons per day, of the expansion of an existing facility by that much, and any proposed interceptor.
- ◆ Water treatment facilities with a capacity of 225,000 gallons per day, or the expansion of an existing facility by that much, and proposed major arterial water mains.
- ◆ Proposed solid waste disposal sites in excess of 40 acres or the expansion of these facilities by 40 acres.
- ◆ Regional waste management plans.

Other Projects

- ◆ Air quality regulatory plans.



SCAG REGION MAP

 MAJOR HIGHWAYS



SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

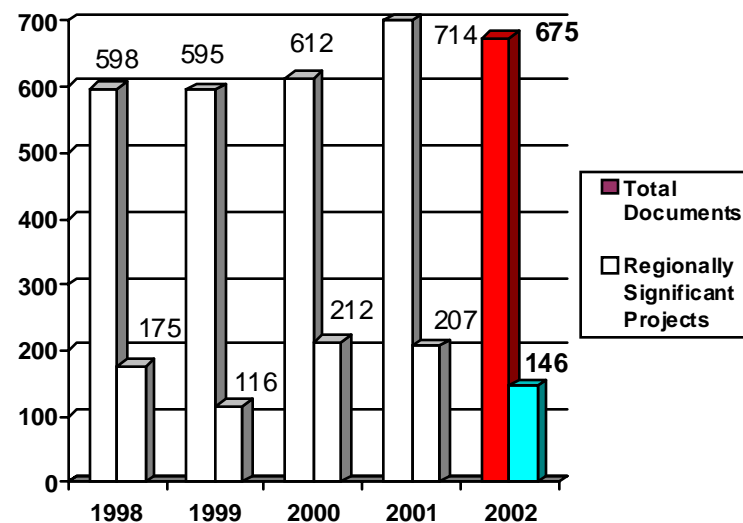


ACTIVITY SUMMARY

For the year 2002, SCAG's IGR Section received, logged and reviewed over 670 documents for a variety of projects, programs and plans within the six County SCAG region. This is a 5% decrease in the number of documents received over last year. The following highlights summarize activity for the Year 2002.

Year 2002 Details

On average, SCAG's IGR Section receives over 600 documents each year for review and comment. SCAG received 598 documents in 1998, 595 documents in 1999, 612 documents in 2000, and 714 documents in 2001.



The following outlines IGR activity for the Year 2002:

Total Documents Received	675
Projects of Regional Significance Reviewed	146

The majority of documents received, reviewed and commented on have included Notice of Preparation (NOP) for environmental reports, Draft Environmental Impact Reports (Draft EIR, EIS,

EIR/EIS), and Negative and Mitigated Dedarations (ND, MND). The majority of documentation received was for projects related to public facilities, residential development and general plan preparation. The following counties lead in local plan, project and program activity: Los Angeles, Orange and Riverside. An accounting of activities for the Year 2002 is provided below:

Quarterly Activity

	1 st Qtr.	2 nd Qtr.	3 rd Qtr.	4 th Qtr.
Total Documents Received	164	184	182	145
Regionally . Significant Projects Reviewed	45	21	38	42

Projects by Document Types

Document Type	All Documents	Regionally Significant Documents
NOP	135	60
Draft EIR, EIS	127	48
EA	22	10
ND	128	11
MND	72	4
PERMIT	117	11
GRANTS	74	2
TOTAL	675	146

Projects by Development Types

Development Type	All Projects	Regionally Significant Projects
COMMERCIAL	47	4
GENERAL PLAN	59	20
INDUSTRIAL	32	7
MIXED-USE	42	21
OFFICE	5	0
PUBLIC FACILITIES	316	41
RESIDENTIAL	128	19
TRANSPORTATION	46	34
TOTAL	675	146

Projects by County

County	All Projects	Regionally Significant Projects
IMPERIAL	28	3
LOS ANGELES	297	62
ORANGE	88	23
RIVERSIDE	113	27
SAN BERNARDINO	61	17
VENTURA	71	8
OTHER/OUTSIDE	17	6
TOTAL	675	146

Year 2002 Development Activity

The majority of documentation received was from Los Angeles, Ventura and Riverside Counties. The documentation received was for projects related to residential, commercial and mixed-use developments. The development activity for the Year 2002 is summarized below.

Development Activity Summary

Documentation was received on 254 projects related to commercial, industrial, mixed-use, office and residential activity. A total of 139 projects will result in proposed development activity. Of that total, 28 projects are of regional significance. The table below shows each development type with its potential square footage and number of dwelling units. A map on page 11, shows the general location of each development type.

Development Types	Significant Projects	Non Significant Projects	Total S.F./DU
COMMERCIAL	1,570,000 s.f.	2,016,012 s.f.	3,586,012 s.f.
INDUSTRIAL	1,840,721 s.f.	7,340,000 s.f.	9,180,721 s.f.
MIXED-USE	30,499,220 s.f. 17,744 du	2,415,543 s.f. 2,648 du	32,914,763 s.f. 20,392 du
OFFICE	0	293,630 s.f.	293,630 s.f.
RESIDENTIAL	14,020 du	8,090 du	22,110 du

Development activity is summarized as follows:

- ♦ **Commercial:** Documentation was received for 47 commercial projects. Nineteen projects represent a development potential of approximately 3.6 million square feet of commercial space. The majority of the proposed new commercial development will occur in Los Angeles County.
- ♦ **Industrial:** Staff received documentation on 32 industrial projects. Sixteen projects represent a development potential of approximately 9.2 million square feet of industrial space. The majority of the proposed new industrial development will occur in Los Angeles County.
- ♦ **Mixed-Use:** Documentation was received for 42 mixed-use projects. Thirty projects represent a development potential of approximately 33 million square feet of a mix of commercial, office and industrial uses, along with approximately 20,400 residential units. The majority of the proposed new development will occur in Los Angeles and Riverside Counties.
- ♦ **Office:** Staff received documentation on five office projects. The number of projects represents a potential development of approximately 294,000 square feet of office space. The majority of the proposed new office development will occur in Los Angeles County.
- ♦ **Residential:** Documentation was received for one 128 residential projects. Sixty-nine projects represent a development potential of 22,110 dwelling units. The majority of the proposed new residential units will occur in Riverside County.

Projects by Development Types

Development Type	All Projects	Regionally Significant Projects
COMMERCIAL	19	2
INDUSTRIAL	16	2
MIXED-USE	30	13
OFFICE	5	0
RESIDENTIAL	69	11
TOTAL	139	28

Projects by County

County	All Projects	Regionally Significant Projects
IMPERIAL	3	1
LOS ANGELES	49	10
ORANGE	15	1
RIVERSIDE	24	9
SAN BERNARDINO	11	3
VENTURA	37	4
TOTAL	139	28

Year 2002 Trends

Several trends emerge when spatially reviewing the locations of project developments in the region in 2002. The availability of open land is evident looking at where housing development is taking place. One can see the impacts of urban growth boundaries on Ventura County by reviewing development locations. The maps in this report depict that new industrial development is moving out of the urban core to available land in the Inland Empire, northern Los Angeles County, and Ventura County. The impacts of a slow economy, the State's budget crisis, and general business unease in the aftermath of the September 2001 terrorist attacks and subsequent wars in Afghanistan and Iraq translate into less office, industrial, and commercial development. This section of the report paints a picture for the project development locations by development type and by county for 2002 and offers insight as to why this is the development pattern for the year.

Residential development, especially regionally significant residential development, is occurring in inland areas. Inland areas contain the necessary acreage to develop large single family housing tracts and subdivisions. Developers are submitting documentation for large subdivisions in western Riverside County. Other regionally significant residential development occurred in Santa Clarita and Moorpark. In southern Los Angeles County, regionally significant residential development is in Azusa. Staff received a number of proposed housing development projects in the "Four Corners" part of the region where Los Angeles, San Bernardino, Riverside, and Orange Counties meet. This is the heavily traveled gateway between the Inland Empire and the coastal counties. In Los Angeles and Orange Counties, smaller housing projects are encroaching on the canyons of mountains and national forests along the Angeles and Cleveland National Forests.

Mixed-use development is emerging as a new trend in the region, with southern Los Angeles County the center of this type of development in 2002. Several projects came online to build commercial developments with residential units above them in downtown Los Angeles. Developers are becoming innovative as they look for new opportunities in urban areas. There is not room for tract housing in the urban core, so developers are turning toward building up and stacking uses in mixed-use developments. Other types of mixes of uses, such as industrial-office developments like the March Business Center Specific Plan in Riverside County, are also seen in the region.

The decline of the high technology industry and the overall economic slow down is evident in the office developments for the year. Staff received the least number of documentation for office development projects. It should be noted that many of the mixed-use developments contain office space. However, the market clearly is dictating that office development, standing alone, is not a preferred type of development at this time. Developers need to couple these developments with other types of uses to make them profitable.

Regionally significant industrial developments are in Santa Clarita and Rialto. There was a flurry of industrial developments in the

Oxnard area of Ventura County that did not meet significance thresholds. New industrial development is moving out of the traditional core of industry in southern Los Angeles County and is developing new sites closer to the fringe of the region.

Documents for the two regionally significant commercial developments received during 2002 were at the Los Angeles Air Force Base and in El Centro. Commercial developments were clustered in Ventura County and the central urban core of southern Los Angeles County and northern Orange County. The population of Imperial County is expected to double in the next twenty-five years. Documents to build commercial developments to service the population were received for projects in the largest city and county seat of Imperial County, the City of El Centro.

Looking at developments by county, Ventura County stood out because of developments clustered together in different parts of the county, particularly in the Oxnard-Ventura area. This could be in part because of the SOAR (Save Open space and Agricultural Resources) initiatives in much of Ventura County that limit where growth can occur. Seeing the clustered development location leads one to believe that the SOAR initiatives are channeling growth like they were intended to do.

Three developments in Imperial County were noted for this report. All are in the largest city in the county, El Centro. There are two commercial projects and one mixed-use project that combines commercial uses with residential units.

In Los Angeles County, mixed-use developments dominated the downtown and West Side of Los Angeles. These developments usually include commercial development with residential units. Documents for a cluster of regionally significant developments were received for projects for the northern San Fernando Valley and Santa Clarita area. This area will be a continued growth area, especially if the proposed Newhall Ranch project is developed. There are several residential development projects underway in the eastern San Gabriel Valley.

The map for Orange County shows sporadic development along the fringe of the county, including housing developments along the 91 Freeway corridor and along the foothills leading into the Cleveland National Forest. The one regionally significant project is the Boeing Headquarters Site, which is a mixed-use development of retail, office, and light industrial uses, as well as a planned hotel.

Regionally significant residential development is what stands out from the map of development locations for Riverside County. Riverside County still has large parcels of developable land. Developers are submitting documents to build regionally significant housing developments in western Riverside County and a large retirement community in the eastern Coachella Valley. IGR staff received documents for smaller housing developments along the 91 Freeway corridor in the far northwestern portion of the county. Industrial developers are also taking advantage of the large parcels of land by submitting documents to build two warehousing operations in northwestern Riverside County. The regionally significant mixed-use development in Riverside County is the March Business Center Specific Plan, the reuse of March Air Force Base into a mixed-use industrial, office, and commercial center.

Development locations in San Bernardino County are found in the far southwestern portion of the county, the "Four Corners" part of the region that continues to attract development as people look for more affordable housing and as businesses look for parcels large enough to establish operations. Both regionally significant mixed-use projects in this area include a mix of commercial, business, and residential uses. There are several other housing developments in the southwestern corner as this part of the region continues to experience strong population and job growth. Population growth in this part of the county is spurred by more affordable housing, an expanding job base, and access to major highways leading to traditional job centers in Los Angeles and Orange Counties.

In summary, land availability is drawing all development types to the urban fringe of the traditional southern Los Angeles County / northern Orange County core. The Inland Empire is continuing to develop as formerly rural areas are quickly being developed with large housing subdivisions, warehousing industries and other

industries in the race for more affordable housing, emerging job markets, and housing that is within commuting distance to coastal job centers. The economy also is playing an important role in development types as it is limiting single use office and commercial developments. Mixed-use projects that combine two or more development types are becoming the trend, especially in the urban core.

Year 2001 / Year 2002 Comparison

In 2001, SCAG compiled similar information for development activity within the region. Overall, documentation was received for over 700 items related to a variety of projects, programs and plans. Documentation was received for 300 projects related to commercial, industrial, mixed-use, office and residential activity. A total of 166 projects resulted in proposed development activity. Of that total, 40 projects are of regional significance. Provided below is the overall activity for each development type.

Year 2001 Development Activity Summary

Development Types	Significant Projects	Non Significant Projects	Total S.F./DU
COMMERCIAL	3,059,769 s.f.	2,867,778 s.f.	5,927,547 s.f.
INDUSTRIAL	11,816,139 s.f.	934,357 s.f.	12,750,496 s.f.
	26,234,062 s.f.	344,304 s.f.	26,578,366 s.f.
MIXED-USE	17,943 du	1,356 du	19,299 du
OFFICE	1,937,500 s.f.	503,769 s.f.	2,441,269 s.f.
RESIDENTIAL	29,906 du	6,953 du	36,859 du

Year 2001 Development Activity compared with Year 2002

Provided below is a comparison of development activity for 2001 and 2002.

Commercial

Year	Total No. of Projects	Total S.F./DU
2001	38	5,927,547 s.f.
2002	19	3,586,012 s.f.

Industrial

<u>Year</u>	<u>Total No. of Projects</u>	<u>Total S.F./DU</u>
2001	21	12,750,496 s.f.
2002	16	8,840,012 s.f.

Mixed-Use

<u>Year</u>	<u>Total No. of Projects</u>	<u>Total S.F./DU</u>
2001	20	26,578,366 s.f. 19,299 du
2002	30	32,914,763 s.f. 20,392 du

Office

<u>Year</u>	<u>Total No. of Projects</u>	<u>Total S.F./DU</u>
2001	14	2,441,269 s.f.
2002	5	293,630 s.f.

Residential

<u>Year</u>	<u>Total No. of Projects</u>	<u>Total S.F./DU</u>
2001	73	36,859 du
2002	69	21,110 du



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Mission Statement



Leadership, vision and progress which promote economic growth, personal well-being, and livable communities for all Southern Californians.

The Association will accomplish this Mission by:

- Developing long-range regional plans and strategies that provide for efficient movement of people, goods and information; enhance economic growth and international trade; and improve the environment and quality of life.
- Providing quality information services and analysis for the region.
- Using an inclusive decision-making process that resolves conflicts and encourages trust.
- Creating an educational and work environment that cultivates creativity, initiative, and opportunity.

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